

READING BOROUGH COUNCIL

REPORT BY DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES

TO:	PLANNING APPLICATIONS COMMITTEE		
DATE:	14 January 2015	AGENDA ITEM:	5
TITLE:	PLANNING APPEALS		
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1. PURPOSE AND SUMMARY OF REPORT

- 1.1 To report notifications received from the Planning Inspectorate concerning various planning appeals.

2. RECOMMENDED ACTION

- 2.1 That you note the appeals received and the method of determination as listed in Appendix 1 of this report.
- 2.2 That you note the appeals decided as listed in Appendix 2 of this report.
- 2.3 That you note the Planning Officers reports on appeal decisions in Appendix 3

3. THE PROPOSAL

- 3.1 Please see Appendix 1 of this report for new appeals lodged since the last committee.
- 3.2 Please see Appendix 2 of this report for new appeals decided since the last committee.
- 3.3 Please see Appendix 3 of this report for new Planning Officers reports on appeal decisions since the last committee.

4. CONTRIBUTION TO STRATEGIC AIMS

- 4.1 The planning development management service defends planning decisions at appeal and thereby contributes to the Council's strategic aims in terms of :
- To Develop Reading as a Green City with a sustainable environment and economy at the heart of the Thames Valley
  - To promote equality, social inclusion and a safe and healthy environment for all
- 7.2 Defending planning appeals can also support the aims of the Sustainable Community Strategy (Reading 2020).

- A Fairer Reading for All
- Children and Young People
- Cleaner and Greener Environments
- Culture Leisure and Sport
- Decent and affordable Housing
- Healthy People and Lifestyles
- Safer and Stronger Communities
- Thriving Economy and Skills
- Transport and Accessible Spaces

## **8. COMMUNITY ENGAGEMENT AND INFORMATION**

- 8.1 Statutory consultation takes place on planning applications and appeals and this can have bearing on the decision reached by the Secretary of State and his Inspectors. Copies of appeal decisions are held on the public Planning Register.

## **9. EQUALITY IMPACT ASSESSMENT**

- 9.1 Where appropriate the Council will refer in its appeal case to matters connected to its duties Under the Equality Act 2010, Section 149, to have due regard to the need to—
- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
  - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
  - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

## **10. LEGAL IMPLICATIONS**

- 11.1 Only Public Inquiries involve the use of legal representation. There is no third party right of appeal, only applicants have this right against refusal or non-determination.

## **12. FINANCIAL IMPLICATIONS**

- 12.1 Public Inquiries are Informal Hearings are more expensive in terms of officer and appellant time than the Written Representations method. Either party can be liable to awards of costs. Guidance is provided in Circular 03/2009 "Cost Awards in Appeals and other Planning Proceedings".

## **13. BACKGROUND PAPERS**

- 13.1 Planning Appeal Forms and letters from the Planning Inspectorate.

**Appeals Lodged:**

None

**APPENDIX 2**

**Appeals Decided:**

WARD: MAPLEDURHAM  
APPEAL NO: APP/E0345/D/14/2227203  
CASE NO: 140473  
ADDRESS: 'Outlands' Upper Warren Avenue  
PROPOSAL: Demolition of existing garage and construction of 2-bed annexe to existing residence with double garage  
CASE OFFICER: Lynette Baker  
METHOD: Written Representation - Householder  
DECISION: ALLOWED  
DATE DETERMINED: 02.12.2014

**APPENDIX 3**

Address Index of Planning Officers reports on appeal decisions.

None

Planning Officers reports on appeal decisions attached.